

PRELIMINARY REPORT

J: Louetta Road

APPLICANT: BGE, Inc.

JURISDICTION: ETJ

PRECINCT: Harris County Pct. 3

COUNCIL DISTRICT: N/A

PROPOSAL:

BGE, Inc. – on behalf of Mason Westgreen LP and Dunham Pointe Development LLC – is requesting the deletion of proposed Major Thoroughfare/Major Collector Louetta Road, from U.S. Highway 290 to Jack Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

According to the applicant, the proposed deletion of Louetta Road provides an opportunity to amend the City's MTFP, as per the Memorandum of Understanding (MOU) between Harris County and Mason Westgreen LP. The MOU was approved by the Harris County Commissioners Court on July 20, 2021, and it related to the proposed Major Thoroughfares throughout the Dunham Pointe Master Planned Community. The applicant states that there are existing physical constraints that will hinder the feasibility of constructing Louetta Road beyond its existing terminus at the westbound frontage road of U.S. Highway 290.

According to the applicant, in the MOU, Harris County stated no-objection to the removal of Louetta Road as a designated Major Throughfare and designated Major Collector within the limits of the Dunham Pointe Master Planned Community, from U.S. Highway 290, south of the intersection to Jack Road.

Additionally, the applicant states that the existing physical constraints hinder the feasibility of constructing Louetta Road, as beyond its existing terminus at the westbound frontage road of U.S. Highway 290, are U.S. Highway 290 and the Union Pacific Railroad. Further, the applicant states that as part of the reconstruction of U.S. Highway 290, an off-ramp was constructed at grade level on the northside of U.S. Highway 290, but grade separation was not provided where Louetta Road would cross U.S. Highway 290. Moreover, an at grade on-ramp was constructed along the southside of U.S. Highway 290, near the proposed intersection of Louetta Road, creating the possibility for major conflict points.

Finally, the applicant states that the Union Pacific Railroad separates Louetta Road from U.S. Highway 290, and approvals by Union Pacific Railroad for Major Throughfare Crossings only included Mason Road and Mueschke Road. As a result, the applicant contends that there is no opportunity for Louetta Road to provide connectivity north of U.S. Highway 290. Therefore, a connection to U.S. Highway 290 is infeasible. Due to the infeasibility of this connection, the applicant asserts that proposed Louetta Road will not provide any additional connectivity or mobility that will not already be provided by future Jack, Mound, Mueschke, and Mason Roads.

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